

## Where can I find more information?

To find out more about the LEED Green Building Rating System, contact the NJMC Land Use Management Division (201) 460-1700 or United States Green Building Council at (202) 828-7422. For more on renewable energy in the Meadowlands, contact the NJMC Office of Economic Growth at (866) 639-6562 or log onto the following websites.

**United States Green Building Council**  
[www.usgbc.org](http://www.usgbc.org)

**NJ Clean Energy Program**  
[www.njcleanenergy.com](http://www.njcleanenergy.com)

**NJ Green Homes Office**  
<http://www.state.nj.us/dca/dh/gho>

**NJ Office of Smart Growth**  
<http://www.state.nj.us/dca/osg>

**U.S. Environmental Protection Agency  
Energy Star Program**  
[www.energystar.gov](http://www.energystar.gov)

**U.S. Department of Energy Efficiency  
and Renewable Energy Network**  
<http://www.smartcommunities.ncat.org>

**U.S. Department of Housing and Urban  
Development's Energy-Efficient  
Mortgage Program**  
[www.hud.gov](http://www.hud.gov)

**Governor**  
Jon S. Corzine



## **New Jersey Meadowlands Commission**

One DeKorte Park Plaza  
Lyndhurst, NJ  
07071  201-460-1700  
[www.njmeadowlands.gov](http://www.njmeadowlands.gov)

**Chairwoman**  
Susan Bass Levin

**Commissioners**  
James A. Anzevino  
Michael J. Gonnelli  
Leonard R. Kaiser  
Mia M. Macri  
Eleanore S. Nissley  
Arleen F. Walther

**Executive Director**  
Robert R. Ceberio

# GREEN BUILDING

## IN THE MEADOWLANDS







## Message from the Chairwoman

*Whether you are a business owner or a homeowner, the cost of energy is a major concern in every budget. Gasoline and oil prices are rising, electricity is getting more expensive and in a larger sense our environmental security is in doubt.*

*There are alternatives, and the New Jersey Meadowlands Commission staff is available to make these options understandable and available for your next project. Green building and renewable energy are two ways to conserve energy costs and protect your environmental security. Green buildings are healthier and are more aesthetically pleasing for workers and tenants. Materials are either recycled or derived from sustainable resources.*

*We have registered our administrative building and the Meadowlands Environment Center with the U.S. Green Buildings Council. These facilities will be retrofitted to meet Leadership in Energy and Environmental Design (LEED) standards. Our new Meadowlands Center for Scientific and Environmental Education will be built to LEED Gold standards, and will become the subject of an ongoing study of the economic and environmental benefits of building green.*

*Renewable energy is also a major incentive here in the Meadowlands. We are planning a startup solar energy grid on NJMC buildings and lands, and we intend to involve our District municipalities, schools, developers and other agencies to achieve 20 MW of renewable energy by the year 2020.*

*These efforts fit our mission for responsible development balanced by environmental preservation. Please read below to find out more about sustainable construction and building management in the Meadowlands District and how you can become a part of it.*

*Susan Bass Levin*

Susan Bass Levin  
Commissioner, New Jersey Department of Community Affairs  
Chairwoman, New Jersey Meadowlands Commission









## What is LEED?

The Leadership in Energy and Design (LEED) Green Building Rating System is a national standard for developing high-performance, sustainable buildings. LEED was created by the United States Green Building Council (USGBC), a non-profit organization composed of building industry leaders looking to achieve synergy between economic growth and community health. Based on scientific data, LEED emphasizes innovative practices and technologies that improve air and water quality, reduce solid waste, cut down on operating costs, enhance employee health and morale, and conserve natural resources. LEED certification can be achieved online through a process of registration, design submittal, construction submittal and approval. Credits are awarded for site location, water use reduction, renewable energy, alternative transportation, recycling, building material selection, natural light and ventilation. New construction can strive for Certified, Silver, Gold or Platinum status. Existing buildings can be retrofitted and upgraded for certification.



## What can LEED bring to the Meadowlands?

As part of its ongoing mission to promote responsible regional planning and development, the New Jersey Meadowlands Commission has embraced LEED and hopes to facilitate the certification process for builders. The NJMC has amended its land use regulations to include voluntary incentives for developers based on the level of LEED certification achieved:

-  30 percent refund of required zoning fees for Platinum certification
-  25 percent refund of required zoning fees for Gold certification
-  20 percent refund of required zoning fees for Silver certification
-  15 percent refund of required zoning fees for certification
-  Priority review of applications for development
-  Density bonuses and additions where residential uses are permitted

NJMC staff also serve as an informational resource on green building programs, reports and data available through the agency and the New Jersey Department of Community Affairs Green Building Task Force.



## How much will LEED cost?

Generally, the costs associated with LEED compliance are less significant than the long-term economic benefits. This is largely in part to new design processes that integrate recycled material, as well as emerging national trends that favor environmentally-friendly construction. Additionally, natural landscaping, energy conservation and water control reduce annual operating costs. Personal environmental controls, open views with natural light shining in, and flexible workspace bolster employee productivity. An investment in green building has the potential to increase the resale value of a structure in a competitive market, make it a more welcome addition to the community, and demonstrate innovative thinking, bringing up a business' value in the eyes of prospective clients.



## How would renewable energy work in the Meadowlands?

Renewable energy sources improve local air quality and reduce greenhouse gas emissions that threaten the global environment. Working with state, county and municipal governments, schools and private businesses, the NJMC will implement a Regional Renewable Energy District to lessen the region's dependence on traditional fossil fuels, ease the financial burden of rising fuel costs, and calm the fears of an unstable oil market. The Meadowlands region has the infrastructure and recent history of cooperation needed to implement a large scale solar energy grid, expanding from a startup grid on top of NJMC buildings and properties. Through ongoing dialog with stakeholders, the NJMC will provide information on the benefits of solar energy, connection to available government assistance, consultation with industry professionals, and a Renewable Energy Master Plan. The plan includes measures in energy efficiency and recommendations for the production of 20 Megawatts of solar, geothermal, tidal and other renewable energies by the year 2020.